

Beaver County
Planning & Zoning Commission
April 18, 2007
7:00 p.m.

Unapproved Minutes

Attendance: Robin Bradshaw, Chairman; Scott Bealer, Jack McMullin, Dennis Miller, Roger Larsen, Scott Robinson, Craig Davis, Administrator; Von Christiansen, Attorney; and Billie Dalton, County Commissioner.

Visitors: See attached list

Called to order at 7:30 p.m. Scott Robinson lead us in the Pledge of Allegiance.

Letters that were received after the agenda packets had been sent out were handed out before the meeting started - Alan Bradshaw, Jim Bradshaw, Garth Pettijohn, Matt & Kay Davis & Bryce Panzer. Chairman Robinson was also given a letter from Mark Direske.

MINUTES

Minutes - March 21, 2007. Scott Bealer made a motion to approve the minutes, Roger Larsen seconded the motion. Motion passed unanimously.

Minutes - March 28, 2007. The finalized minutes were handed out right before the meeting started. They will look over them and approve them at the next meeting.

Jack McMullin left the board because of a conflict of interest.

CONDITIONAL USE PERMIT

Ralph Ballard would like to have two (2) 30,000 gallon propane tanks on his property in Section 33, T27S, R7W. Safety, zoning, how close the house is, vegetation, and the Fire Marshall's letter were discussed. Dennis Miller made a motion to table this item until we get a letter from the local fire marshall and State Fire Marshall's office stating that they have complied with their guidelines. Roger Larsen seconded the motion. Motion passed unanimously.

Jack McMullin came back to the board and Scott Robinson left because of a conflict of interest.

Von Christiansen, County Attorney, went over the rules for noticing a public hearing on a Preliminary Plat, Utah Code Section 17-27a-207. Pictures of the sign posted on the property were shown and the board agreed that it was sufficient to fulfill the requirement. Names of the entities that were sent letters was presented, they were sent out April 11th- the board agreed that the notices were sufficient. Dennis Miller made a motion stating that the board found the notices given were sufficient to fulfill the requirements of Utah

Code Section 17-27a-207. Scott Bealer seconded the motion, motion passed unanimously.

Roger Larsen made a motion to go into a Public Hearing regarding the Preliminary Plat for Mount Holly Club. Dennis Miller seconded the motion. Motion passed unanimously.

Norm Dahle - CPB had concept approval on Nov. 16, 2006, on April 16, 2007 the County Commission approved the Development Agreement that contained 95% of the conditions the P&Z had requested. On Dec. 15, 2006, CPB submitted their Preliminary Plat Application, and they submitted the C.U.P. Application for the Golf Course on Feb. 15, 2007. The feasibility on the water & sewer will be in by the time they have Final Plat Approval by the County Commission.

Margaret Wellman - She gave the board a letter from the Utah River Council and read it. She is against this project and wants to know how we can give Preliminary Plat approval and then give final approval moments later.

Carol McCulley - She read a short letter, what about water-a golf magazine said a golf course used 600,000 gallons of water per night, and the will serve letter being dated April 10, 2007 and not signed yet.

Donald Moore - Why did we need a development agreement, why were the letters in the P&Z office not acknowledged, and why is Bryan Harris working on this when he also works for Titlefirst.

Jim Bradshaw - the P&Z Commission should be obeying & following the law, what is written in black and white, the commission should table this tonight because all filings should be in the P&Z office on the 3rd Friday of the month before they want to be on the agenda, so the public can scrutinize, the Dev. Agreement was just printed today, there is a street being moved, there was no will serve letter until today and it is not signed, the PUD application was dated 4/12/07.

Mark Direske - He was not personally notified, the sign up on the property was taken down by 1:00 p.m. the day of the meeting, his concerns are the fire station, only one entrance in the top part, one hole of the golf course is in the source protection plan, the sewer plant being 50 feet from the condo's, dumpsters, fences and gates, 3 million gallon Irrigation pond, using B&C water, no storm water runoff-roads not wide enough, golf course fertilizers etc. getting into water, dirt being moved, EMSSD will serve letter, financial-P.U.D. says you can find out, contractors on lower lodge have not been paid, look at the whole development, and a golf course reclamation bond.

Abe Gillies - He is from the EMSSD board, the letter is not complete and when they meet on May 4th, it will be signed, the service agreement will be done in another month.

Lisa Hendrickson - Her concerns are about the pollution, water quality issues from the Golf Course, she asked that it not be permitted.

Alathear Woodbury - She would like the regulations checked and not just rely on PCB's statistics.

Julia Moore - She is concerned because information was handed to the board before the meeting and they haven't had time to look over the information.

Dennis Miller made a motion to close the Public Hearing , Scott Bealer seconded the motion. Motion passed unanimously.

PRELIMINARY PLAT APPLICATION

Dennis Miller would like the sheriff to investigate when the signs were taken down. Norm Dahle was unaware of them being taken down, since Nate Robinson put the signs up, he was asked if he had taken them down, he hadn't.

Scott Hacking and John Chartier, DEQ, were there and answered questions from the board. DEQ has nothing in the way of plans, just the waste water that had already been approved in concept, not so detailed plans are acceptable for Preliminary Plat, more detailed ones are needed for final approval, NEPA analysis will not need to be done as they are not on Federal lands or using Federal funds, wet water is looked at in feasibility, source water protection plan should be an overlay on the drawings of the subdivision and golf course, and stringent controls needing to be determined were discussed. Dennis Miller made a motion to table this pending letter from the state on the water and water quality and the Will Serve Letter from EMSSD. Roger Larsen seconded the motion. Motion passed unanimously.

CONDITIONAL USE PERMIT

Craig Davis was asked to get some statistics about golf courses at 8,500 to 10,000 feet. Best management practices, erosion controls, fertilizers being used, top soil, grass used, estimated # of gallon used and source of water for the golf course were discussed. Jack McMullin made a motion to table this item until the above mentioned items can be addressed. Dennis seconded the motion, motion passed unanimously.

PLANNED UNIT DEVELOPMENT APPLICATION

Norm Dahle, Brad Johnson, & Teash Lawson were there to answer questions. Required Conditions 10.09.040 and Review by Planning Commission 10.09.070 was reviewed. Water-working with EMSSD on 1.4 million gallon water tank, district has 176 acre feet of water, flow was 155 gallons per minute(last checked 2-3 years ago); bonding or letter from lending institution, fencing, street signs and lighting, Open Spaces 10.09.040.5, water feasibility-not just this phase but for the big picture, plans for the sediment ponds, drainage areas, the Utah Wildland Urban Interface Code, a fire station, and the height of buildings were all discussed. The Development Agreement goes into effect 15 days after it is signed, they will sign it on May 7th. Jack McMullin made a motion to table this until we get a letter from their lending institution showing they are bondable, they get us information on fencing, lighting, street signs, Open Spaces, water feasibility(big picture), plans for the sediment ponds, and drainage areas. Roger Larsen seconded the motion, motion passed unanimously.

Dennis Miller made a motion to adjourn at 10:30, Scott Bealer seconded the motion, motion passed unanimously.

Minutes read on _____ and approved.

Robin K. Bradshaw, Chairman